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CITY OF FORT PIERCE
**HISTORIC PRESERVATION
BOARD**

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, JANUARY 23, 2023, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Ms. Davis entered the meeting at 2:13 PM.

Present: Betty Jo Starke; Minnie Spivey; Andrea Anicito; Anthony Westbury; KeAndrea Davis; Holly Theuns, Chair

Absent: Charlie Hayek

Staff Present: Sara Hedges, Assistant City Attorney
Maria Lewicka, Historic Preservation Planner
Alicia Rosenthal, Planning and Development Organizer

4. **APPROVAL OF MINUTES**

- a. Minutes from the December 5, 2022 meeting

Motion was made by Betty Jo Starke, and seconded by Andrea Anicito to approve the minutes from the December 5, 2022 meeting.

AYE: Minnie Spivey, Andrea Anicito, Anthony Westbury, KeAndrea Davis, Betty Jo Starke, Chair Holly Theuns

Passed

5. **PUBLIC HEARINGS**

a. **Certificate of Appropriateness #22-68 - Demolition - 480 N. 7th Street**

The clerk introduced Certificate of Appropriateness 22-68 for the demolition at 480 N. 7th Street.

Madam Chair Theuns asked the Assistant City Attorney to explain the Quasi-Judicial Hearing procedures.

Before commencing this Quasi-Judicial Hearing, the Assistant City Attorney, reminded the Board that they serve in both a legislative and quasi-judicial role. When acting as a legislative body, the Board engages in law-making activity by passing laws and establishing policies. When acting as a quasi-judicial body, the Board applies those laws and policies and is held to stricter procedural requirements. Quasi-judicial proceedings are less formal than proceedings before a circuit court but are more formal than the normal Board meeting. Quasi-judicial proceedings must follow basic standards of notice and due process; and decisions must be made based on competent substantial evidence. Therefore, Board members have a duty to conduct the quasi-judicial proceedings more like judges than legislators. That is why the Commission has established the uniform procedures for quasi-judicial hearings that will be followed today.

Madam Chair Theuns called the proceeding to order.

The clerk confirmed the City complied with advertisement and notice requirements.

Madam Chair Theuns inquired with the Board regarding ex-parte communications and asked the Clerk to call the roll:

Ms. Anicito - no
Ms. Westbury - no
Ms. Davis - no
Ms. Starke - no
Ms. Spivey - no
Madam Chair Theuns - no

Madam Chair Theuns opened the public hearing.

The clerk was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth, and nothing but the truth.

Staff Presentation:

Maria Lewicka, Historic Preservation Planner, said the subject noncontributing structure, located in the Lincoln Park Historic District, was built in 1957. The applicant is requesting Certificate of Appropriateness approval for the demolition of the functionally obsolete structure which is currently in a state of disrepair. Ms. Lewicka stated that all criteria has been met for the demolition. While reconstruction of the building is possible, it would be at considerable expense. St. Lucie County will work with the City of Fort Pierce on a Public Private Partnership for the redevelopment of the site. Staff has no objection to the approval of the proposal as submitted with the recommendation that the site will be redeveloped as soon as possible and in a style and manner compatible with the surrounding Lincoln Park Historic District.

Board questions for Staff: none

Applicant Presentation: Scotty Beaulieu, St. Lucie County Facilities Assistant Director, sworn, stated the building is 66 years old with electrical and underground plumbing issues, and it would cost \$500,000 to bring the building up to base standards. Mr. Beaulieu stated St. Lucie County plans to partner with the City of Fort Pierce and a developer to create a family resource center that would provide lower cost medical services. Mr. Beaulieu noted that the city has a conceptual design for the building. Mr. Beaulieu stated the county is currently working on the P3 documents to create a public/private partnership with a developer.

Brian Masters, St. Lucie County Facilities Project Manager/Applicant, sworn, stated the demolition is for future development.

Board questions for Applicant: Ms. Theuns asked the estimated timeline and if the demolition will be done even if a developer does not partner with the county. Mr. Westbury asked if they had a copy of the conceptual design and if the vacant lot will be combined. Ms. Starke asked what is meant by developer's money.

Public comment: none

Staff final comments: none

Madam Chair Theuns, seeing no one else, closed the public hearing.

Comments by the Board:none

Motion was made by Andrea Anicito, and seconded by Anthony Westbury to approve Certificate of Appropriateness 22-68 for the demolition at 480 N. 7th Street.

AYE: Andrea Anicito, Anthony Westbury, KeAndrea Davis, Betty Jo Starke, Minnie Spivey,
Chair Holly Theuns

Passed

b. **Certificate of Appropriateness #23-02 - Patio Enclosure - 721 Avenue D**

The clerk introduced Certificate of Appropriateness 22-68 for a patio enclosure at 721 Avenue D.

Madam Chair Theuns called the proceeding to order.

The clerk confirmed the City complied with advertisement and notice requirements.

Madam Chair Theuns inquired with the Board regarding ex-parte communications and asked the Clerk to call the roll:

Ms. Westbury - no

Ms. Davis - no

Ms. Starke - no

Ms. Spivey - no

Ms. Anicito - no

Madam Chair Theuns - no

Madam Chair Theuns opened the public hearing.

The clerk was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth, and nothing but the

truth.

Staff Presentation:

Maria Lewicka, Historic Preservation Planner, stated the subject contemporary noncontributing structure located in the Lincoln Park Historic District was built in 1997. The applicant is requesting approval of a Certificate of Appropriateness to allow for the enclosure of the existing patio screened area with concrete block and storefront windows to convert it to a gym/workout area. The design, proportions and architectural elements of the proposed enclosure compose well with the existing building. The new alterations allow for additional needed uses and enhance the building functional efficiency. The alterations are consistent with the Secretary of Interior Standards 5 and 9 and staff has no objection to the approval of the proposal as submitted.

Board questions for Staff: none

Applicant Presentation: Linda French, Remnant Construction, sworn, the facade is not going to change that much. The screen enclosures will have a knee wall, with a glass front and entrance door and the opening of the west and south elevation will be filled in with concrete and will match the existing stucco and painted the same color as it is now.

Board questions for Applicant: none

Public comment: none

Staff final comments: none

Madam Chair Theuns, seeing no one else, closed the public hearing.

Comments by the Board: none

Motion was made by Andrea Anicito, and seconded by KeAndrea Davis to approve Certificate of Appropriateness 23-02 for the patio enclosure located at 721 Avenue D.

AYE: Anthony Westbury, KeAndrea Davis, Betty Jo Starke, Minnie Spivey, Andrea Anicito,
Chair Holly Theuns

Passed

6. NEW BUSINESS

- a. Administratively Approved Certificates of Appropriateness - December 2022

7. COMMENTS FROM THE PUBLIC

8. CONSIDERATION OF ABSENCES

Motion was made by Anthony Westbury, and seconded by Betty Jo Starke to approve the absence of Mr. Hayek.

AYE: KeAndrea Davis, Betty Jo Starke, Minnie Spivey, Andrea Anicito, Anthony Westbury,
Chair Holly Theuns

Passed

9. ADJOURNMENT